LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47453EH73 Price: 1 155 000 EUR

agency fees to be paid by the seller

Spacious 3-bedroomed duplex chalet with sauna for sale, just 2km from St Martin de Belleville (3 Valleys)

EXCLUSIVE

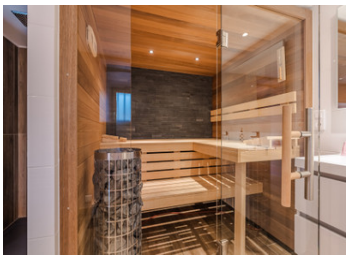














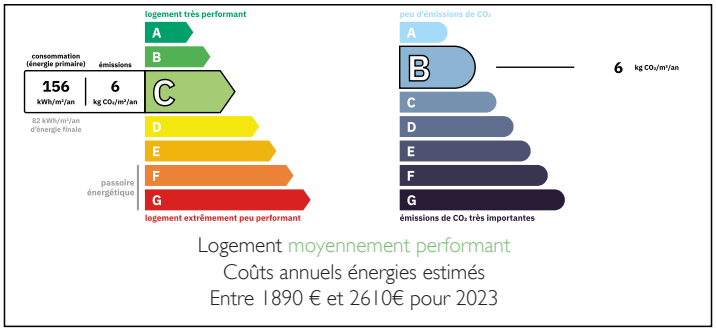
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	8 m2

IN BRIEF

In the highly-sought-after village of St Marcel, this atypical property makes the most of the uninterrupted sunny views to the south towards the summits of Val Thorens. The property boasts a sizeable spa area, generous living room and dining area in addition to the 3 separate sleeping zones, with the possibility to flex the number of beds, if required, making the property desirable as both a rental property and a private residence or permanent home. Finally, there is a large ski room at the entrance to the property, plus a private parking space. The official habitable space is 132sqm, but the footprint of the property is actually 157sqm.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1890 € et 2610€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

Entering from the supremely quaint village street, you first come across the generous ski room/entrance hall with separate WC in addition to lots of storage space and laundry machinery – ideal for delineating between living space and functional space.

This first level houses one double bedroom and a generous spa area with sauna and shower, in addition to the main living space. The galley-style kitchen provides optimal space for preparing meals and there is a comfortable dining area in proximity. The entirety of this floor is bathed in sunlight thanks to the south-facing openings, including the access to the long balcony that benefits from the sunshine throughout the day.

The top floor houses 2 sleeping areas, which currently sleep 4 people (a double bedroom plus a large dormitory-style sleeping area), with access to another south-facing Juliette balcony and a good-sized bathroom and separate WC.

St Marcel is a beautiful little village, within very close proximity to St Martin and its amenities and ski lifts. For those with a penchant for haute cuisine, there is also the renowned restaurant, La Bouitte, in the village, which currently boasts 2 Michelin stars (it has had 3 in the recent past). There is also the possibility to take a shuttle bus from the village entrance up to Les Menuires or down to St Martin throughout the day.

For more information about this chalet or to organise a visit, please get in touch.

Information about risks to which this property is exposed is...